

BENTON PARISH METROPOLITAN PLANNING COMMISSION

MINUTES

Monday, February 3, 2020 – 6:00 P.M.

Benton Town Hall

204 Burt Boulevard, Benton, Louisiana 71006

MEMBERS PRESENT

Martha Reyenga
Steve Vercher
Bryan Kauffer
Grace Jenkins
Ray Delia

OTHERS PRESENT

Carlotta Askew-Brown
Sam Marsiglia
Jeff Spikes
Jeff Raley
Jeff Foshee

MEMBERS ABSENT

n/a

Steve Vercher was asked to chair the meeting as Martha Reyenga was present, but ill. Steve Vercher, acting Chairman called the meeting to order.

(A) Carlotta Askew-Brown, MPC Assistant Director, called roll and stated a quorum was present.

(B) PUBLIC HEARINGS

1. BP-1-20 – The application of Black Cypress Development, LLC requesting an Amended Plat approval for Fairburn Subdivision, Unit 4 being 9.054 acres more or less located in Section 17, Township 19 North, Range 13 West, Bossier Parish, LA.

Jeff Spikes, architect for the developer, was present to represent the application and stated that Black Cypress Development had previously platted this area for a condo style offices.

Steve Vercher asked as to which lot was involved and if the buffer to the back was still there.

As there were no further comments from the board or the public, the chairman call for a motion.

A motion to approve the application was made by Bryan Kauffer and seconded by Grace Jenkins. A roll call vote was held and the motion carried unanimously.

2. T-2-19 – The application of Raley and Associates requesting Final Plat approval for Lost River South Unit 2, being 19.147 acres more or less located in Section 5, Township 19 North, Range 13 West. Town of Benton, LA.

Jeff Raley, Engineer for the applicant, was present to represent the application and stated that they changed the 15' setback as discussed at the last meeting and they were not changing greenspace areas and still Town of Benton water and sewer and the masterplan was not changing.

Steve Vercher asked Mr. Raley to discuss the size of the smaller lots.

Jeff Raley discussed with the board the average lot sizes proposed in the new unit.

Sam Marsiglia, Benton MPC Director, discussed with the board the history of the approvals for Lost River subdivision and the staff's opinion as to the status of the Planned Unit Development approval.

Steve Vercher discussed the Planned Unit Development plat approvals for the first units approved by the board and the density increase from the original masterplan of lots in the new unit.

Jeff Raley discussed with the board the changes in the new unit and that the developer is changing.

Jeff Foshee, developer of the new unit, discussed details of why the developer is changing and the reasons for the request to amend the masterplan of the Planned Unit Development.

Steve Vercher stated that Neil Erwin, Benton MPC attorney, speak to the legality of the current application.

Neil Erwin stated that he saw a communication sent out by Mr. Locke to the residents that stated that he no longer had the means to develop this subdivision and spoke to the board about the application submission requirement that the applicant actually intends to develop the project and has the means to do so. He questions if the application is valid because of the applicant's statement.

Steve Vercher stated that the application was voided as a result of the owner's statement and recommends the developer hold a workshop with the residents and HOA to get to something all could agree too.

Steve Vercher opened the meeting to people in attendance to speak on the application.

Alderman Cathcart discussed that the HOA had no status at this point as the developer is still the majority owner. Alderman Cathcart also spoke to the reasons he and his wife purchased a home in Lost River subdivision.

Mayor Shelly Horton discussed that the greater density would require new water and drainage studies.

Mr. James, resident of Lost River, questioned whether DSLD homes purchased lots in the Lost River North and how the lower price would affect their homes.

Greg Williams informed the board as of today the lots had not been purchased by DSLD homes.

Richard Barnes, Lost River resident, questioned how the new developer could continue with the original developer out and who the legal owner of the remaining lots is.

Amanda Crowe, Lost River resident, asked Mr. Foshee who he was developing the subdivision for.

Cameron Collins, discussed with the board who the original three contractors were that built in Lost River.

No further discussion was held as the application was voided.

(C) PRELIMINARY HEARINGS

None

REGULAR MEETING

1. Approval of Minutes

As the minutes of the January meeting were not complete, no discussion for approval of the minutes took place.


2. Old Business – None

3. New Business – Sam Marsiglia discussed his retirement and resignation from the Benton MPC office and Carlotta Askew-Brown would need to be promoted to the position of Director.

A motion to accept the resignation of Sam Marsiglia, effective March 3rd and appoint Carlotta Askew-Brown to the position of Executive Director was made by Bryan Kauffer and seconded by Grace Jenkins. The motion carried unanimously.

4. Adjourn

A motion was made to adjourn and the motion carried unanimously.


Steve Vercher, Acting Chairman
SM